

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT		SUPPLEMENTAL AGREEMENT NO. 15 TO LEASE NO. GS-11B-70315	DATE APR 22 2004
ADDRESS OF PREMISES Judiciary Center 555 4th Street, NW Washington, DC 20001-0000			
THIS AGREEMENT, made and entered into this date by and between whose address is:		555 Fourth Street Associates  555 Fourth Street Associates Woodmark Real Estate Services, Inc.  Suite 1200	
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:			
WHEREAS, the parties hereto desire to amend the above Lease.			
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>1/1/04</u> , as follows:			
Base (CPI-W-U.S. City Avg)	December	1997	158.2
Corresponding Index	December	2003	179.9
Base Operating Cost Per Lease			\$ (b) (4)
% Increase in CPI-W			0.137168142
Annual Increase In Operating Cost			\$ (b) (4)
Less Previous Escalation Paid			\$ 113,239.22
Annual Increase In Operating Cost Due Lessor			\$ (b) (4)
Effective <u>1/1/04</u> , the annual rent increased by		(b) (4) The new annual rent is	
\$ 11,281,946.59 payable at the rate of \$940,162.22		per month in arrears. The rent check	
shall be made payable to:			
555 Fourth Street Associates Sumitomo Bank LTD. Acct: (b) (4) 555 4th Street, NW One World Trade Center, Suite 9549 New York-Manhattan, NY 10048-0000			
All other terms and conditions of the lease shall remain in force and effect.			
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.			
LESSOR 555 Fourth Street Associates			
BY _____ (Signature)		_____ (TITLE)	
IN THE PRESENCE OF (WITNESSED BY:)			
_____ (Signature)		_____ (Address)	
UNIT (b) (6)			
BY _____ (SIGNATURE)		GSA, NCR, PBS, CBD (Official Title)	

**GENERAL SERVICES ADMINISTRATION - NATIONAL CAPITAL REGION  
PUBLIC BUILDINGS SERVICE - DC SERVICES DIVISION  
CERTIFICATION OF AVAILABILITY OF BUDGET ACTIVITY 53 FUNDS**

**Specialist Name:** TRISHER  
**Program Analyst:** THAYNES  
**Certification No:** DCSC04-338  
**Comments:**

**LEASING INFORMATION**

<b>Building Name &amp; Address:</b> JUDICIARY CENTER 555 4TH STREET WASHINGTON, DC	<b>Action:</b> Lease Project Number OA Agreement No. SLA NO:	2004 CPI 15
<b>Delegated: No</b>	<b>Award Date:</b> <b>Lease Eff date:</b> <b>Lease Exp Date:</b> <b>Effective Rent Start:</b>	 01/01/98 12/31/07 01/01/04
<b>Location Code #:</b> DC0321 <b>Lease #:</b> LDC70315 <b>Prior Lease #:</b>	<b>Rent Abatement Period:</b>	<b>From:</b> <b>To:</b>
<b>RWA/IBAA No.</b> <b>Effective Date:</b> <b>Amount:</b>	<b>PARKING SPACES</b> New Total Rentable SF Current Total Rental SF Change In SF Rentable Rate/sf New Annual Rent Current Annual Rent Change In Rent:	 345,776 345,776 - \$ - \$ 11,281,946.59000 \$ 11,264,478.84000 \$ 17,467.75000

PAY AGAINST			
PY ACTIONS		CY ACTIONS	
PDN LY/LU # LY		AMOUNT OF ACTION	\$ -
LIQUIDATE (P/F)	FULLY	CY CATCHUP FROM (1/1/04-4/30/04)	\$ 5,822.58332
AMOUNT ACCRUED	\$ -	TOTAL AGAINST ACT #	
AMOUNT OF ACTION	\$ -	TOTAL AGAINST CY FUNDS	\$ 5,822.58332
PY CATCHUP AMT	\$ -	BID TAX	
TOTAL LEFT ON ACT #	\$ -	DEBIT TO THE GOVERNMENT	\$ -
		CREDIT TO THE GOVERNMENT	\$ -
CY ACT NUMBER		TOTAL	\$ -
LIQUIDATE (P/F)		REAL ESTATE TAX	
AMOUNT ACCRUED	\$ -	DEBIT TO THE GOVERNMENT	\$ -
AMOUNT OF A/I	\$ -	CREDIT TO THE GOVERNMENT	\$ -
PY CATCHUP AMOUNT	\$ -	TOTAL	\$ -
TOTAL ON ACT #	\$ -		
M YEAR			
FY2002	\$ -		
FY2003	\$ -		
FY2004	\$ 13,100.81249		
<b>TOTAL COST THIS FY</b>			<b>\$13,100.81249</b>

*Amey M. Clark* April 13, 2004

**PROGRAM ANALYST** **DATE**  
**DC SERVICES CENTER**